Reg. No. KL/TV/12

Government of Kerala
1978

KERALA GAZETTE

EXTRAORDINARY

PUBLISHED BY AUTHORITY

Vol. XXIII] Trivandrum, Monday, 19th June 1978 / 29th Jyaistha 1900 [No. 402

GOVERNMENT OF KERALA

Revenue (S) Department

NOTIFICATION

No. 37329/S1/78/RD. *Dated, Trivandrum, 19th June, 1978.*

S.R.O. No. 571/78.—In exercise of the powers conferred by section 100 A of the Kerala Land Reforms Act, 1963 (1 of 1964), the Government of Kerala hereby make the following amendments to their Notification No. G. O. (MS) 311/75/RD dated the 4th April, 1975, published as S.R.O. No. 305/75 in the Kerala Gazette Extraordinary No. 174 dated the 4th April, 1975, as subsequently amended, namely:—

AMENDMENTS

In the Schedule to the said notification, under the heading "ALLEPPEY DISTRICT",—

(a) in column (2), against the entry, "1. Karthigappally Taluk" in column (1), for the words and brackets "Additional Deputy Collector (Land Reforms), Alleppey", the following shall be substituted, namely:—

"Revenue Divisional Officer, Alleppey";

(b) in column (2), against the entry "2. Shertallai Taluk" in column (1), for the words and brackets "Deputy Collector (Land Reforms), Alleppey", the following shall be substituted, namely:—

"Revenue Divisional Officer, Alleppey";

(c) in column (2), against the entry "5. Mavelikkara Taluk" in column (1), for the words and brackets "Additional Deputy Collector (Land Reforms), Alleppey", the following shall be substituted, namely:—

"Revenue Divisional Officer, Chengannur";

(d) in column (2), against the entry "6. Thiruvalla Taluk" in column (1), for the words and brackets "Additional Deputy Collector (Land Reforms), Alleppey", the following shall be substituted, namely:—

"Revenue Divisional Officer, Chengannur";

(e) in column (2), against the entry "7. Kuttanad Taluk" in column (1), for the words and brackets "Additional Deputy Collector (Land Reforms), Alleppey", the following shall be substituted, namely:—

"Deputy Collector (Land Reforms), Alleppey".

By order of the Governor,

S. Padmakumar,
Special Secretary to Government.

Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport)

The post of Additional Deputy Collector (Land Reforms), Alleppey has been abolished with effect from 31-5-1978. The Revenue Divisional Officers, Alleppey and Chengannur and the Deputy Collector (Land Reforms), Alleppey have been entrusted with the balance work of the Taluk Land Boards, Karthigapally, Mavelikkara, Thiruvalla and Kuttanad Taluks. The notification is intended to achieve the above purpose.

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GOVERNMENT OF KERALA

General Administration (Special-B) Department

NOTIFICATION

G.O. Rt. 3935/78/GAD. *Dated, Trivandrum, 16th June, 1978.*

The Governor of Kerala has been pleased to grant leave on leave salary equivalent to full salary for 30 days from 1-6-1978 Forenoon and simultaneous surrender of leave for 30 days from 1-6-1978 Forenoon under regulation 5 (4) (i), Part I, Kerala Public Service Commission (Composition and Conditions of Service of Members and Staff) Regulations, 1957, to Shri N. Ramachandran, Member, Kerala Public Service Commission.

ZACHARIA MATHEW,
Special Secretary to Government.

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GOVERNMENT OF KERALA

Local Administration and Social Welfare (Municipal Special) Department

NOTIFICATION

G. O. MS. 152/78/LA&SWD. *Dated, Trivandrum, 19th June 1978.*

S.R.O. No. 573/78.—Under sub-section (1) of section 7 of the Kerala Municipalities Act, 1960 (14 of 1961), the Government of Kerala hereby notify that the Municipal Council, Chengannoor shall consist of 20 (Twenty) Councillors and under sub-section (3) of the said section determine that the number of seats that shall be reserved for Scheduled Castes and Scheduled Tribes in the said Council shall be two and that under sub-section (6) of the said section, the number of seats that shall be reserved for women shall be one.

By order of the Governor,

S. Perumal,

Deputy Secretary.

GPT. 33/2008/MC.

Explanatory Note

(This does not form part of the notification but is intended to indicate its general purport).

As per G. O. MS. 56/78/LA&SWD dated 22-3-1978, Government have constituted the Chengannoor Municipality with effect from 1-4-1978. Under section 7 of the Kerala Municipalities Act, 1960, the Government have to fix the strength of the Council. According to 1971 census the population of Chengannoor Municipality is 24371. The Scheduled Castes and Scheduled Tribes population in the Municipality is 2108. This notification is intended to fix the strength of the Council under sub-section (1) and to specify the number of seats to be reserved in the Council for scheduled Castes and Scheduled Tribes and for women under sub-section (3) and (6) of section 7 of the Kerala Municipalities Act, 1960.

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GOVERNMENT OF KERALA

Local Administration and Social Welfare 'G' Department

NOTIFICATION

G.O. Ms. No. 150/78/LA&SWD *Dated, Trivandrum, 17th June* 1978.

S.R.O. No. 572/78.—In exercise of the powers conferred by section 4 of the Travancore Town and Country Planning Act, 1120 (Travancore Act XXI of 1120) read with rule 12 of the Travancore Town and Country Planning Rules, 1953, Government of Kerala hereby promulgate the Kovalam-Vizhinjam Area Development Scheme the same having been previously published as required by rule 11 of the Travancore Town and Country Planning Rules, 1953.

By order of the Governor,

S. Krishna Kumar,

Additional Secretary.

KOVALAM-VIZHINJAM AREA DEVELOPMENT SCHEME

1. *Short title and commencement.*—(a) This scheme may be called as the Kovalam-Vizhinjam Area Development Scheme.

(b) It shall come into force with effect from a date to be announced later by Government.

2. *Application.*—It shall apply to the area declared as controlled area as per Government Notification G.O. Ms. 79/71/LAD dated 18-6-1971.

3. *Boundaries.*—East Boundary:—Sy. Nos. 321, 323 to 326, 319, 291 to 293, 282 to 286, 255, 254, 256, 249, 248, 213, 215, 218, 198, 199, 101, 102, 105, 180, 179, 111, 177, 173, 172, 171, 169, 168, 119, 123, 124, 127, 55, 48 and 51 of Thiruvallam village.

South Boundary:—Pulinkudi-Uchakada Road.

West Boundary:—Arabian Sea.

North Boundary:—Karamana River running west of Thiruvallam village and Edayar in Muttathura village forming the southern boundary of Trivandrum city.

4. *Definitions.*—In this scheme unless there is anything repugnant in the subject or context.—

(a) "Act" means, the Travancore Town and Country Planning Act of 1120.

(b) "Kovalam-Vizhinjam Development Area" means the area notified as controlled area as per Government Notification No. G. O. Ms. 79/71/LAD dated 18-6-1971.

(c) "Chief Town Planner" means the Chief Town Planner to Government of Kerala.

5. *Responsible Authority.*—The responsible authority for the implementation of the scheme shall be the Trivandrum Town Planning Trust.

6. *Estimate of the Cost.*—An estimate of the total cost for the implementation of the scheme is given in Schedule I. The estimate is liable to such revision as the Government may consider necessary.

7. *Period of Execution of the Works.*—The execution of works included in the estimate of the cost of the scheme (Schedule I) which under the scheme are to be executed by the responsible authority or any other agency may be undertaken in such order and at such time as the responsible authority may determine.

8. *Zoning and Reservation.*—This scheme lays down the following zoning, reserving different areas for various purposes.

(a) Agricultural—(i) Paddy fields—The existing paddy fields coming outside the area earmarked for the Tourism and Harbour Developments are proposed to be retained as paddy fields.

(ii) Agricultural land where vacation cottage can be permitted—Land as defined in Schedule II (a) shall remain as agricultural use where vacation cottages can be permitted with the permission of the responsible authority. No person shall erect or re-erect any building in the area except such buildings which are to be or occupied together with land used mainly or exclusively for agriculture or for the purpose of plantation or for vacation cottages.

(b) Commercial—Land specified in Schedule II (b) shall be served for development for shops and business premises. No person shall erect or re-erect any building in such land for any other purposes.

Note:—For the purpose of the sub-clause "shop" means a building designed for the purpose of carrying on retail/wholesale trade not being a special industrial building or petroleum filling station and includes a light industrial building (not being a factory or workshop, within the meaning of the Factories Act) on the same premises and ordinarily incidential to conduct of retail business thereon, a market or a hotel.

"Business Premises" means a building designed for use as an office, theatre or for any business purpose but does not include a petroleum filling station, special industrial building, factory or workshop. Industries of a non-offensive nature, run by electric motor upto 20 H.P. may be permitted with the approval of the Chief Town Planner in the areas reserved for shops and business premises.

(c) Land reserved for public and semi-public uses—Land reserved for the following purposes will be included in this category.

1. Civic Centre near Azhakulam junction.
2. Sub Centre development at Vellar and Vizhinjam.
3. Industrial Zone near Vizhinjam Harbour.
4. Vizhinjam Harbour development.
5. Tourism Development, Camping and recreation, Golf Course etc.
6. Rehabilitation of persons displaced from development areas and areas reserved for staff quarters.

Schedule II C (i) to II (C 6) give the particulars of land included in the above categories. No person shall erect or re-erect any building within such land for any purposes other than that detailed in Chapter VII of the Development Plan Report.

(d) Road and Streets—Land defined in Schedule II(d) shall be reserved for development as roads and streets. No person shall erect or re-erect any building within such land.

(e) Residential—All lands within the notified area except those which are covered by the allocations mentioned in items (a) to (d) above shall be residential areas. No person shall erect or re-erect any building for any purpose other than that detailed in chapter VII "Residential Zone"

9. *Acquisition of Land.*—Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or otherwise by the responsible authority at any time under the Land Acquisition Act in force at the time.

10. *Disposal of land.*—The responsible authority or any other agency authorised by Government may with the approval of the Government dispose

of any land belonging to the scheme or acquired under the scheme by sale or otherwise subject to the compliance with the provisions of the scheme and subject also to the payment of or ground rent at the rate in force for the time being. The rate so fixed shall be liable to revision from time to time in accordance with the rules in force at the time of the revision. The condition subject to which site shall be disposed of may be as decided by the responsible authority and those shall be binding on the purchaser, transferee, his or her heirs, assignee and their successors.

11. *Road and Streets.*—(i) Subject to the provisions of the scheme, all public roads shall be constructed by the concerned agencies on the lines shown in the map kept in the office of the authority provided that reasonable modifications in the alignment of roads or in the layout of any portion of the area may be made by the responsible authority with the approval of the Government.

(ii) All other private roads or streets that may be permitted in the area with the permission of the responsible authority and in conformity with the proposed development of the area shall comply with the following conditions unless otherwise approved by the Chief Town Planner.

(a) Every road or street intended to be used as a cart or carriage roads shall be of at least 7 M. width.

(b) Every street intended to form the principal approach or means of access to any particular site intended for building purposes but is not intended for use as a cart or carriage road shall be at least 4 M. in width, provided that such site is considered suitable and approved by the responsible authority for building purposes and provided also that in the opinion of the responsible authority a street to be used as a cart or carriage way cannot be or need not be made in compliance with the requirements of sub-clause (a).

(iii) No person shall build any wall or erect any fence or other construction or projection or make any encroachment in or over any land intended for use as a road or street.

(iv) The responsible authority shall so far as the funds at his disposal may permit provide a sufficient and satisfactory system of drains along the public road or street in the area.

12. *Submission of layout plans.*—(i) If any owner of land within the area intends or proposes to layout a street, lane or pathway or subdivide, utilise, lease or otherwise dispose of any land as a site or sites for building purposes, he shall submit for the approval of the responsible authority, a site plan or layout plan showing the land and the site intended or proposed for building purposes and the street or the streets either existing already or intended to be laid out and made by the owners for giving access to the site or sites.

(ii) Save in such cases as the site or sites intended for building purposes may abut on any existing public street or any existing private street the

owner of the land shall layout and make the street or streets giving access to the site or sites and connecting with an existing street in compliance with the provisions of the scheme.

(iii) The owner of the land shall not proceed to subdivide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes, unless he has carried out or otherwise made arrangements to carry out the street works in compliance with the provisions of the scheme.

(iv) If the street or streets have not been made as required by sub-clauses (i), (ii) and (iii) above, the responsible authority may order the street works to be carried out or carry out the works himself in the manner prescribed in the scheme, in which case, the cost of such works will be recovered from the owner or occupier.

(v) For the purpose of adjusting the boundary of any street, the responsible authority may with the approval of the Government make an exchange of land forming part of any street for the land that it may require, with or without paying or receiving any money for equality of exchange or otherwise.

13. *Approval of layout plans and building plans.*—(1) (a) No owner or other person shall layout a street, lane or pathway or subdivide, utilise, sell, lease or otherwise dispose of his land or portion or portions of the same as site or sites for building purposes until a site plan or layout plan or plan of subdivision has been approved by the responsible authority provided that the responsible authority will get the concurrence of the Chief Town Planner before issuing such approval in cases where the extent of land to be subdivided exceeds 50 ares or where the subdivided plots exceeds ten in number.

(b) The application for approval of a site or layout plan of a subdivision shall be submitted to the responsible authority in the form prescribed.

The responsible authority may in the interest of the scheme impose reasonable restrictions and conditions and also insist on such modification of the plan as he thinks fit.

(c) The restrictions and conditions as laid down by the responsible authority shall be adopted by the owner or other person and shall be enforceable.

(2) (a) No owner or other person shall construct or reconstruct or in any way alter or add to a building without conforming in every particular with the requirements of the scheme and unless he has applied for and obtained permission of the responsible authority and in compliance with the requirements of sub-clause (4) below. No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the scheme for any purpose incompatible with building.

(b) The responsible authority may for the purpose of the scheme demolish or cause to be demolished or alter or cause to be altered any building in the area so far as may be necessary for carrying out the scheme into effect.

(3) Notwithstanding anything contained in the scheme, the responsible authority may prepare a layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the street subdivisions of lands into sites for building purpose and the reservation of any lands for communal or public purposes shall be laid out and submit the same for the approval of the Chief Town Planner. The layout plan as approved by the Chief Town Planner and the restrictions and conditions, if any imposed by him, shall be read as part of the scheme, and shall be enforceable.

(4) Every application for permission required to be obtained under clause 2 (a) above, shall be submitted to the responsible authority in the form specified in the Municipal Building Rules in force with such variations as circumstances may require and shall be accompanied by a site plan and ground plan of each floor, elevation and sections of the building or buildings and also specification or specifications in regard to design, materials architectural details, drainage, water supply, use of building and the other details of building construction in duplicate.

(5) The rule laid out section 13(1) to (4) shall be applicable to the area marked as inner zone in the development plan.

14. *The building line in respect of all roads and streets be as specified below:*

All future constructions on the sides of the various roads in the notified area and nearly places, shall be made only with a minimum set back as detailed below:

	Name of Road	*Proposed right to Way in M.*	*Minimum set backs required for construction from proposed road boundary*	
	(1)	(2)	(3)	
1.	By-pass to N.H. 47	45	9 M.	on either side
2.	Trivandrum-Poovar	18	3 M.	do.
3.	Thiruvallam-Pappanamcode	12	3 M.	do.
4.	Pachalloor-Venganoor	12	3 M.	do.
5.	Vellar Road	20	9 M.	do.
6.	(a) Kovalam junction Beach	18	9 M.	do.
	(b) New road proposed around golf course	12	9 M.	do.
7.	Azhakulam-Muttakkad	12	3 M.	do.
8.	Vizhinjam-Vizhinjam Harbour	30	6 M.	do.
9.	(a) Vizhinjam-Venganoor Pallichal	18	6 M.	do.
	(b) Vizhinjam Junction,—upto NH 47	30	6 M.	do.

(1)		(2)	(3)	
10.	(a) Vizhinjam-Balaramapuram	18	3 M.	on either side
	(b) Do. upto NH 47	30	6 M.	do.
11.	Uchakada-Pulumkudi	18	3 M.	do.
12.	Second order road to be newly formed in the notified area	18	3 M.	do.

In addition to the above, the set back required for all other roads of width 12 M. and below are given below:

Proposed width of road	*Minimum set back required for construction from the proposed road boundaries*
12 M. and above	3 M.
Below 12 M. upto 9 M.	2 M.
Below 9 M.	1.5 M.

(a) The design and layout for every building for which permission is sought for shall satisfy the provisions in the Kerala State Municipal Building rules in force.

(b) Off street parking space for motor vehicles:—(1) Off street parking space shall be provided on any plot on which the uses specified in the following table are hereafter established. Such parking space shall be provided with adequate vehicular access to a street.

(2) Each off street parking space provided shall not be less than 18 Sq.M. of area, and with a minimum width of 3 M. The area of driving aisles and such other provisions required for adequate access shall not be counted as part of the 18 Sq. M.

(3) Off street parking spaces provided shall not be less than the minimum requirements specified in the following table for each type of use.

(4) If vehicle parking space required by these rules is provided in parking areas within 90 M. of the building by groups of property owners for their mutual benefit, the authority may construe such use of this space as meeting the off-street parking requirement of these rules.

Minimum of Off-Street Parking Space

Type of use	One parking space shall be provided for, every—
Theatre and Auditorium	20 seats of accommodation.
For Major shopping blocks with more than 180 sq. M. of floor area	50 seats of accommodation.
Office building	90 sq. M. of floor space.
Restaurants	15 seats of accommodation.
Industrial buildings	50 employees in industry.
Multi family dwellings	4 dwelling units.
Lodging establishments, Tourist homes and hotels	4 rooms provided.

15. *Prohibition of building in unhealthy sites.*—The responsible authority may refuse to sanction any building within an area, in which in his opinion the erection of buildings would be objectionable, for reasons of health and sanitation.

16. *Drainage.*—Sufficient means of effectual drainage shall be provided in every private street by the owners or occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading therefrom to the nearest street drain. All the sullage water shall be disposed of in such a way as to prevent it from running on to or stagnating on adjacent streets. It may be used for watering gardens and compounds is no nuisance is created thereby or allowed to flow into drains or channels or its having previously been treated sanitarily in the manner required by the responsible authority.

17. *Housing Schemes.*—Housing schemes may be undertaken in conformity with the provisions of the scheme by the Responsible Authority or the Responsible Authority may enter into contract with co-operative housing societies or other agencies to take up housing schemes with the previous sanction of Government.

18. *Reconstitution of boundaries.*—(a) Where necessary boundaries of sites or lands shall be re-distributed and plots reconstituted (1) to suit the alignment of the proposed streets (2) to provide frontage on streets (3) to alter or improve the size and shape of any site or plot in order to render it more suitable for building purposes, or (4) to procure the transference of ownership of land or portion of land from one person to another.

(b) No shop, market, factory, petrol filling station, slaughter house, cattle-yard, timber or firewood depot, manure store, godown or place of public entertainments shall be opened after the commencement of this scheme except under and in accordance with the conditions of a permit issued by the Responsible Authority.

(c) No application for registration of sub-division of private properties within the said area shall be entertained in any registration office except with copies of plans approved by the Responsible Authority. For this purpose all Sy. Nos. within the notified area shall be got registered by the responsible authority in the concerned registration office.

(d) The responsible authority or any person authorised by him in writing in this behalf, shall have power to enter and in respect any land or building of the premises thereof with a view to secure the due and proper enforcement of the scheme.

(e) Whenever it appears to the responsible authority that any portion of the controlled area is to be measured, plans prepared and marks and stones fixed, a notice to that effect shall be published by him in the office of the responsible authority and the substance of such notice shall be published in the prescribed manner.

Thereupon it shall be lawful for the responsible authority and his assistants:

(i) to enter upon and survey and take levels of any kind in such locality;

(ii) to dig or bore into the sub-soil;

(iii) to plant stones and make the necessary markings regarding the layout of roads, pathways, ditches, etc., and

(iv) where otherwise the survey cannot be completed and the levels taken and the lines marked to cut down and clear way any part of any standing crop, fence or jungle:

Provided that no person shall enter upon any building or upon any enclosed court-yard or garden attached to a dwelling house, either without the consent of the occupier thereof or without previously giving such occupier at least seven days notice in writing of his intention to do so.

(f) Notice required to be given under Rule 22 above shall be served or sent in the following manner:—

(i) by giving or tendering the notice to the occupier of the dwelling house;

(ii) if the occupier is not found, by affixing the same in a conspicuous part of the such dwelling house; and

(iii) by sending the same to the occupier by registered post.

19. *Punishment.*—Any person who commits or knowingly permits a breach of any of the provisions of the scheme or who neglects or fails to comply with any of the provisions of the scheme or any orders, conditions, proceedings, restrictions, limitations or terms made or imposed under or in pursuance of any of the provisions of the scheme or the rules issued under the Act, shall on conviction be punished in accordance with section 11 of the Act.

KOVALAM VIZHINJAM DEVELOPMENT AREA

SCHEDULE I

ESTIMATE OF COST OF SCHEME

I. Cost of Land Acquisition

	Purpose of land to be acquired	Area in Hect.	Rate/Hect. (Rs. in lakhs)	Total cost (Rs. in lakhs)
	(1)	(2)	(3)	(4)
1.	Land to be acquired for the sub-centre development at Vellar	8.18	2.00	16.36
2.	Land to be acquired for the civic centre development	2	2.50	5.00
3.	Land to be acquired for sub-centre development at Vizhinjam	1	3.00	3.00
4.	Land to be acquired for the rehabilitation of Fishermen	68.00	1.25	85.00
5.	Land to be acquired for the proposed roads	9.17	2.50	22.92
6.	Land to be acquired for the widening of existing roads	15.65	3.00	46.95
	Total cost			179.23

II. Cost of Improvements

1.	Cost of formation of roads	L.S.	30.00
2.	Cost of providing culverts	L.S.	3.00
3.	Cost of developing the site proposed for the sub-centre at Vellar and Vizhinjam	Rs. 60,000/ Hect.	5.51
4.	Cost of developing the site proposed for the civic centre	Rs. 75,000/ Hect.	1.50
5.	Development of open space and Landscaping	L.S.	1.00
	Total		41.01

(1)		(2)	(3)	(4)
III.	**Miscellaneous**			
1.	Compensation for injurious affection		L.S.	1.50
2.	Compensation for existing improvement		L.S.	2.00
3.	Cost of preparing details of scheme		L.S.	1.50
4.	Cost of arbitration and legal expenses		L.S.	2.00
5.	Contingencies		L.S.	2.00
	Total			9.00

GRAND TOTAL Rs. 229.24 LALHS.

SCHEDULE II (a)

LAND TO BE RESERVED FOR AGRICULTURAL USE WHERE VACATION COTTAGES CAN BE PERMITTED

	Sy. Nos.	
Thiruvallam Village	89	Part
	90	,,
	91	,,
	92	,,
	94	,,
	95	,,
	96	,,
	98	,,
	99	,,
	201	,,
	202	,,
	203	,,
	204	,,
	205	,,
	206	,,
	207	,,
	210	,,
	251	,,
Kottukal Village	370	,,
	372	,,
	373	,,
	381	,,
	382	,,
	387	,,
	388	,,
	389	,,
	394	,,
	395	,,
Total area		45.50 hect

SCHEDULE II (b)

LAND TO BE RESERVED FOR COMMERCIAL DEVELOPMENT

	Sy. Nos.	
Thiruvallam Village	39	Part
	41	,,
	43	,,
	44	,,
	57	,,
	58	,,
	67	,,
	69	,,
	117	,,
	118	,,
Kottukal Village	155	,,
	200	,,
	201	,,
	202	,,
	203	,,
	267	,,
	295	,,
	299	,,

SCHEDULE II (c1)

LAND TO BE RESERVED FOR THE CIVIC CENTRE DEVELOPMENT

	Sy. Nos.	
Thiruvallam Village	95	Part
	96	,,
	201	,,
	210	,,
	216	,, (Land comprised in 216/3 and 216/3-13 are excluded)

Total area — 11.10 Hect.
Land to be acquired — 2 Hect.

SCHEDULE II (c2)

LAND TO BE RESERVED FOR THE SUB-CENTRE DEVELOPMENT AT VIZHINJAM

	Sy. Nos.	
Kottukal Village	402	Part
	403	,,
	404	,,
	405	,,
	362	,,

Total area — 5.74 Hect.
Land to be acquired — 1 Hect.

LAND TO BE ACQUIRED FOR THE SUB-CENTRE DEVELOPMENT AT VELLAR

	Sy. Nos.
Kottukal Village	389 Part
	390 „
	391 „
	392 „
Total area	8.18 Hect.

SCHEDULE II (c3)

LAND TO BE RESERVED FOR INDUSTRIAL DEVELOPMENTS

	Sy. Nos.
Kottukal Village	366 Full
	369 Part
	370 „
	395 „
	396 „
	399 „
	400 „
	401 „
	402 „ (402/14 A&B)
Total area	40.21 Hect.

SCHEDULE II (c4)

LAND TO BE RESERVED FOR VIZHINJAM HARBOUR DEVELOPMENT

	Sy. Nos.
Kottukal Village	394 Part
	395 „
	396 „
	397 full
	398 „
	399 Part
	400 „
	401 „
	405 „
	452 Full
	453 „
	454 „
Total area	45 Hects.

SCHEDULE II (c5)

LAND TO BE RESERVED FOR TOURISM DEVELOPMENT

	Sy. Nos.
Thiruvallam Village	15 Full
Kottukal Village	370 Part
	371 Full
	372 Part
	373 ,,
	374 Full
	375 Part
	376 ,,
	379 Full
	381 Part
	383 ,,
	384 Full
	385 ,,
	386 ,,
	387 ,,
	388 Part
	389 ,,
	391 ,,
	392 ,,
	393 Full
	394 Part

Note: The area comprised in the following survey numbers are already under possession of I.T.D.C.

Kottukal Village	385
	386
	388
	389

Camping and recreation

Thiruvallam Village	89 Part	
	90 ,,	
	96 ,,	
Total area		7 Hects.

Land to be reserved for Golf Course

	Sy. Nos.	
Thiruvallam Village	91 Part	
	92 ,,	
	93 Full	
	94 Part	
	95 ,,	
	201 ,,	
	202 ,,	
	203 ,,	
	204 ,,	
	205 ,,	
	207 ,,	
	208 Full	
	209 ,,	
	210 Part	
Kottukal Village	372 Part	
	375 ,,	
	376 ,,	
	377 Full	
	378 ,,	
	379 Part	
	382 ,,	
Total area		53.75 Hects.

SCHEDULE II (c 6)

LAND TO BE ACQUIRED FOR THE REHABILITATION

	Sy. Nos.
Kottukal Village	413 Full
	414 Part
	416 Full
	417 ,,
	418 ,,
	445 ,,
	446 ,,
	448 ,,
	449 ,,
	450 Part
	455 ,,
	456 Full
	458 ,,
	459 ,,

Land to be acquired for staff quarters

Thiruvallam Village	89 Part

SCHEDULE II (d)

LAND TO BE ACQUIRED FOR THE PROPOSED ROADS AND FOOTPATHS AROUND THE GOLF COURSE

	Sy. Nos.	
Thiruvallam Village	91 Part	
	92 ,,	
	95 ,,	
	96 ,,	
	201 ,,	
	202 ,,	
	205 ,,	
	206 ,,	
	207 ,,	
	210 ,,	
Kottukal Village	370 ,,	
	371 ,,	
	373 ,,	
	377 ,,	
	378 ,,	
	379 ,,	
	381 ,,	
	382 ,,	
	383 ,,	
	387 ,,	
	389 ,,	
	390 ,,	
Total area		8 Hects.

Land to be acquired for the proposed road close to the industrial area

Kottukal Village	364 Part	
	365 ,,	
	367 ,,	
	369 ,,	
Total area		1.17 Hects.

LAND TO BE ACQUIRED FOR THE WIDENING OF THE EXISTING ROADS

Total area required 15.65 Hectares.

The developments in the notified area shall be subjected to the following controls also:—

1. *Architectural control.*—(a) The control of building height is one of the essential means of integrating construction into the natural environment. One effective way of establishing the limits of building height is to relate building height to the tree or vegetation line or to the heightest point of land on the site.

(b) The building construction materials used should be as far as possible local and indigenous to the area to reinforce the visitors sense of place.

(c) The most sensitive and critical design component of a building to the surrounding environment is its exterior colour. ' With respect of natural environment, the earth colours of olive green, golds, browns and beiges are the most favoured is that they blend and complement both the building and its natural setting. White is a neutral colour with provides contract, yet is not normally in conflict to nature. This colour schemes shall be insisted for all future constructions.

(d) *Colour continuity*.—The sameness of exterior facade and roof colour collectively give the buildings unity and attraction. This unity and colour continuity may be maintained in the different areas.

(2) A development set back of approximately 300 Ft. in depth extending inland from the highwater mark is to be recommended along the shore line.

(3) Outdoor advertising, signs and bill boards should be prohibited within designated scenic corridors and principal tourist area. The new Vellar road and the approach road to Kovalam Palace Hotel and Beach and the new proposed road to Light House area are to be declared as scenic corridors.

(4) Land to a width of 50 M. in depth will be reserved as open space on either side of Edayar lake from Vellar to Edayar Island.

(Sd.)

Special Officer,

Kovalam Vizhinjam Area Development Authority.

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